



SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 6/16/2014

TO:

Cayucos Fire Protection district

FROM: Schani Siong (805-781-4374 or ssiong@co.slo.ca.us)
Coastal Team / Development Review

PROJECT DESCRIPTION: DRC2013-00109 WOODARD – Proposed minor use permit to demolish an existing 1,283 sf single family residence and construct a new 2,195 sf residence with an attached garage. Site location is 1698 Pacific Ave, Cayucos. APN: 064-236-004

Return this letter with your comments attached no later than: 14 days from receipt of this referral.
CACs please respond within 60 days. Thank you.

PART I - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

☒ YES
☐ NO

(Please go on to PART II.)

(Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

☐ YES
☒ NO

(Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)

(Please go on to PART III)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

NO COMMENT

6/17/14
DateDarin Carlson
Name805-995-3372
Phone



SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

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TO: Cayucos Sanitary District

FROM: Schani Siong (805-781-4374 or ssiong@co.slo.ca.us)
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- ☒ YES (Please go on to PART II.)
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A Conditional Sewer Will Serve Letter
will be required for this project

Date

6/16/14

Name

Anita Rebich
Cayuco Sanitary
District

Phone

805-995-3290

CAYUCOS SANITARY DISTRICT

200 Ash Avenue
P.O. Box 333, Cayucos, California 93430-0333
805-995-3290

GOVERNING BOARD

R. Enns, President
S. Lyon, Director
M. Foster, Director
D. Chivens, Director
D. Lloyd, Director

29 May 2014

Mr. Maynard Woodard
c/o Jonathan McAlpin
Omni Design Group
711 Tank Farm Road Suite 100
San Luis Obispo, CA 93401

Subject: APN# 064-236-004
1698 Pacific St., Cayucos

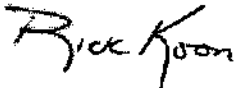
This letter is to notify you of the Cayucos Sanitary District's Intent to Serve the property located at 1698 Pacific St., Cayucos.

The Cayucos Sanitary District will issue conditions for this project once we've had an opportunity to review the plans. These conditions will include any easement encroachment issues that may exist, backflow requirements etc.

A copy of our Conditional Sewer Will Serve Letter will be forwarded to the County Planning and Building Department upon issue.

If there are questions or comments regarding this letter, please contact me at the District office.

Sincerely,



Rick Koon
District Manager

FH



SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 6/16/2014

TO: PW

FROM: Schani Siong (805-781-4374 or ssiong@co.slo.ca.us)
Coastal Team / Development Review

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PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

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IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

See attached

Date

6.20.14

Name

[Signature]

Phone

5271



SAN LUIS OBISPO COUNTY DEPARTMENT OF PUBLIC WORKS

Paavo Ogren, Director

County Government Center, Room 207 • San Luis Obispo CA 93408 • (805) 781-5252

Fax (805) 781-1229

email address: pwd@co.slo.ca.us

MEMORANDUM

Date: March 10, 2014
To: Schani Siong, Project Planner
From: Tim Tomlinson, Development Services
Subject: **Public Works Comments on DRC2013-00109, Woodard MUP, Pacific Ave. Ave, Cayucos, APN 064-236-004**

Thank you for the opportunity to provide information on the proposed subject project. It has been reviewed by several divisions of Public Works, and this represents our consolidated response.

PUBLIC WORKS REQUESTS THAT AN INFORMATION HOLD BE PLACED ON THIS PROJECT UNTIL THE APPLICANT PROVIDES THE FOLLOWING DOCUMENTS FOR PUBLIC WORKS REVIEW AND COMMENT:

1. In accordance with the Land Use Ordinance, as the project is located in a Stormwater Management (MS4) Area, it is considered a regulated project and required to submit a Stormwater Control Plan Application and Coversheet.

Public Works Comments:

- A.
- B. The proposed project is within a drainage review area. Drainage plan is and it will be reviewed at the time of Building Permit submittal by Public Works. The applicant should review Chapter 23.05.040 of the Land Use Ordinance prior to future submittal of building permits.
- C. The project meets the applicability criteria for Stormwater Management. Therefore, the project is required to submit a Stormwater Control Plan Application and Coversheet. The Storm Water Control Plan application and template can be found at: http://www.slocounty.ca.gov/Assets/PL/Grading+and+Stormwater+Mgmt/new_stormwater/SWCP+Application+Pkg.pdf.
The Post Construction Requirement (PCR) Handbook can be found at: http://www.slocounty.ca.gov/Assets/PL/Grading+and+Stormwater+Mgmt/new_stormwater/PCR+Handbook+1.1.pdf



SAN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDING

June 13, 2013

Jonathan McAlpin
Omni Design Group
711 Tank Farm Road, Suite 100
San Luis Obispo, CA 93401

Dear Jonathan McAlpin:

The Planning Department has received your letter dated May 30, 2013. The letter with photo documentation provides evidence that the existing seawall located at 1698 Pacific Avenue in Cayucos existed prior to the Coastal Act and the need for permits. Since the wall was constructed prior to the Coastal Act, repair and maintenance of the wall is allowable (with a building permit).

Let me know if you need further assistance.

Sincerely,

A handwritten signature in black ink, appearing to read "Kerry Brown", is written over a horizontal line.

Kerry Brown
Coastal Planning and Permitting



RE: DRC2013-00109 WOODARD, Coastal E-Referral, MUP, Cayucos

Robinson, Daniel@Coastal to: ssiong@co.slo.ca.us

10/08/2014 01:56 PM

History:

This message has been replied to and forwarded.

Hi Schani – Wondering if you could give me an update on this project when you have a chance.

Had a couple questions remaining: Are the stairs pre-coastal as well as the seawall? Or do you know when they were built?

Additionally, as a policy interpretation issue, how does the county view the words “entire structure” when it comes to Areawide Standard III | 4 – Bluff setbacks (Page 7-11 Estero Area Plan)? What does the “entire structure” mean when the house is pulled back to be in conformance with the bluff setback? Would a seawall be a part of the “entire structure”? Would a stairway be a part of the “entire structure”? If not, why not?

Thanks,
Daniel

From: ssiong@co.slo.ca.us [mailto:ssiong@co.slo.ca.us]

Sent: Monday, July 28, 2014 12:17 PM

To: Robinson, Daniel@Coastal

Cc: Jonathan McAlpin

Subject: RE: DRC2013-00109 WOODARD, Coastal E-Referral, MUP, Cayucos

Hi Daniel

This project as depicted, utilized the min. 25-foot setback as allowed by the Estero Area Plan section 4. A bluff erosion study was conducted in 2013 and currently under review by our County geologist, Brian Papurello. According to the report, the site had a very minor erosion of 3 feet over the last 59 years (max erosion rate 0.61 inches / year), occurring at the southeastern corner of the lot. The seawall predates 1972, and had been well maintained based on a recent site viewing. No development is proposed in the bluff setback area - there are pervious pavers proposed on the previously disturbed building footprint area. The new residence will be built to conforming setbacks, which at this stage is 25 feet unless otherwise advised by Brian Papurello. The County does not permit future armoring as noted in the Estero Area Plan section 5 - seawall prohibition. Because the seawall is legal non-conforming, the Woodards are allowed to maintain and repair the seawall. No changes or improvements are proposed to the existing stairway or bluff area. Please see attached site plan, and let me know if you have any more questions.

Best regards,

Schani Siong

Department of Planning and Building
County of San Luis Obispo
976 Osos Street, Rm. 300
San Luis Obispo, CA 93408
805.781.4374
ssiong@co.slo.ca.us



From: "Robinson, Daniel@Coastal" <Daniel.Robinson@coastal.ca.gov>
To: "ssiong@co.slo.ca.us" <ssiong@co.slo.ca.us>
Date: 07/03/2014 05:10 PM
Subject: RE: DRC2013-00109 WOODARD, Coastal E-Referral, MUP, Cayucos

Hi Schani, hope you are well – sorry this is a few days late, but did have a few questions/thoughts on this.

1. How did the County come up with the 25-foot setback? Is it because it is the minimum necessary? Because the house is located in a GSA, the setback is required to be consistent with 100 years of bluff erosion. Maybe this is less than 25 feet? Please see Shoreline Development in the Estero Bay Plan I Section, 3 and 4 related to bluff setbacks, and please provide information/description on the 100 year bluff erosion rate in this location.
2. Is the house currently non-conforming in terms of setbacks? If so, will it be brought into conformance with the proposed project? It appears that the house may be moved back to the 25 foot line. Is this correct?
3. What development is proposed in the setback? It is hard to decipher from the reduced scale project plans. What is allowed?
4. What is the protocol for future armoring. Would this be allowed or prohibited as part of this project?
5. Are there any proposed changes/improvements to the existing stairway or bluff?

Thanks,
Daniel

From: dhawkins@co.slo.ca.us [mailto:dhawkins@co.slo.ca.us] On Behalf Of plreferrals@co.slo.ca.us
Sent: Monday, June 16, 2014 10:28 AM
To: ttomlinson@co.slo.ca.us; fhoneycutt@co.slo.ca.us; drion@co.slo.ca.us; aarlingenet@co.slo.ca.us; aroslan_apcd@co.slo.ca.us; cjourney@co.slo.ca.us; shicks@co.slo.ca.us; criha@co.slo.ca.us; cayucosfire@sbcglobal.net; Radke, Bill; Thepopester69@hotmail.com; arebich@cayucossd.org; rkoon@cayucossd.org; prbeachwater@sbcglobal.net; Robinson, Daniel@Coastal; jcarsel@aol.com; fishman.investments@gmail.com; twahler@co.slo.ca.us; nahc@pacbell.net